

## Parcel Allocations

### Allocation Team Participants

The Tims Ford Reservoir allocation and followup meetings were held in February 1999.

Participants included:

Don Allsbrooks	TVA	Resource Stewardship, West Region Biologist
Chuck Arnold	TDEC	Chief of Finance and Systems
Spencer Boardman	TVA	Reservoir Land Planning Manager
Bob Buchanan	TVA	Economic Development
Ronnie Cornhill	TVA	Wheeler Watershed Team
Nick Fielder	TDEC	State Archaeologist
Sherry Glenn	TDEC	Division of Recreation Resources
Roy Jensen	TDEC	Division of State Parks
Kim Kirk	TDEC	Office of General Counsel
Randy McCann	TVA	Wheeler Watershed Team
Sam Perry	TVA	Landscape Architect
George Reed	TDEC	Winchester Office
Bob Rees	TDEC	Tims Ford State Park Manager
Helen Rucker	TVA	Resource Stewardship, West Region Environmental Scientist
Dave Schmidt	TVA	Wheeler Watershed Team

### Allocation Process

During the allocation meeting, the characteristics of each parcel (i.e., location and existing conditions) were discussed. As explained in the introduction to this Plan, the allocation team honored all existing commitments—that is, existing leases, licenses, and easements. Land with identified sensitive resources was placed in the Sensitive Resource Management Zone. Allocation to the Residential Access Zone was based on SMI data. The remaining parcels were allocated based on reservoir planning objectives and TVA-requested land uses, which were developed with public input. Decisions were made by consensus. Unresolved issues were tabled for further research and discussion. During the allocation meeting, the planning team allocated the plannable land to one of eight planning zones defined as indicated in Table 1.

Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
Parcel	Proposed Land Use Zone	Acres
<b>1</b>	<b>2 - Project Operations</b>	<b>386.4</b>
2	4- Natural Resource Conservation	134.5
3	6 - Recreation	110.4
4	4 - Natural Resource Conservation	26.8
5	7 - Residential Access	12.7
6	4 - Natural Resource Conservation	9.9
6-1	8 - Conservation Partnership	0.4
7	7 - Residential Access	156.5
7A	5 - Industrial/Commercial	0.2
8	4 - Natural Resource Conservation	186.5
8-1	8 - Conservation Partnership	1.2
8-2	8 - Conservation Partnership	0.6
9	7 - Residential Access	1.1
10	6 - Recreation	3.4
11	6 - Recreation	9.3
12	4 - Natural Resource Conservation	79.9
13	4 - Natural Resource Conservation	23.9
14	4 - Natural Resource Conservation	118.6
15	3 - Sensitive Resource Management	198.6
16	4 - Natural Resource Conservation	14.0
17	7 - Residential Access	15.4
18	4 - Natural Resource Conservation	17.2
18-1	8 - Conservation Partnership	0.4
18-2	8 - Conservation Partnership	0.4
19	6 - Recreation	45.8
20	4 - Natural Resource Conservation	497.3
20-1	8 - Conservation Partnership	0.1
20-2	8 - Conservation Partnership	0.3

**Table 1. Land Use Allocations for the  
Tims Ford Land Management and Disposition Plan**

(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)

<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
20-3	8 - Conservation Partnership	0.3
21	7 - Residential Access	3.8
22	4 - Natural Resource Conservation	44.3
22-1	8 - Conservation Partnership	0.3
22-2	8 - Conservation Partnership	0.4
22-3	8 - Conservation Partnership	0.8
22-4	8 - Conservation Partnership	0.3
22-5	8 - Conservation Partnership	0.6
23	6 - Recreation	23.6
24	4 - Natural Resource Conservation	66.9
25	7 - Residential Access	6.3
26	4 - Natural Resource Conservation	138.4
26-1	8 - Conservation Partnership	1.4
27	6 - Recreation	61.0
28	4 - Natural Resource Conservation	274.9
28-1	8 - Conservation Partnership	1.0
28-2	8 - Conservation Partnership	0.3
29	7 - Residential Access	1.7
<b>30</b>	<b>6 - Recreation</b>	<b>32.4</b>
31	7 - Residential Access	176.1
32	6 - Recreation	89.3
33	4 - Natural Resource Conservation	297.8
33-1	8 - Conservation Partnership	0.8
34	4 - Natural Resource Conservation	418.0
34-1	8 - Conservation Partnership	1.4
34-2	8 - Conservation Partnership	0.1
35	6 - Recreation	1.7
36	7 - Residential Access	204.6
37	4 - Natural Resource Conservation	376.6

<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
38	7 - Residential Access	5.7
39	4 - Natural Resource Conservation	45.8
39-1	8 - Conservation Partnership	0.4
39-2	8 - Conservation Partnership	0.2
40	4 - Natural Resource Conservation	82.0
40-1	8 - Conservation Partnership	0.6
40-2	8 - Conservation Partnership	0.3
40-3	8 - Conservation Partnership	1.9
40-4	8 - Conservation Partnership	0.2
40-5	8 - Conservation Partnership	0.5
41	3 - Sensitive Resource Management	461.7
42	4 - Natural Resource Conservation	366.3
43	3 - Sensitive Resource Management	83.3
44	4 - Natural Resource Conservation	57.7
45	4 - Natural Resource Conservation	0.3
46	7 - Residential Access	111.2
47	4 - Natural Resource Conservation	8.3
48	7 - Residential Access	4.2
49	7 - Residential Access	3.1
49A	4 - Natural Resource Conservation	0.7
50	4 - Natural Resource Conservation	8.3
50-1	8 - Conservation Partnership	0.7
50-2	8 - Conservation Partnership	0.4
51	7 - Residential Access	48.9
52	4 - Natural Resource Conservation	24.6
52-1	8 - Conservation Partnership	0.6
52-2	8 - Conservation Partnership	0.8
52-3	8 - Conservation Partnership	0.5
52-4	8 - Conservation Partnership	0.9
53	3 - Sensitive Resource Management	29.5

<b>Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan</b>		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
54	7 - Residential Access	14.0
55	6 - Recreation	7.7
56	7 - Residential Access	14.5
57	4 - Natural Resource Conservation	38.7
57-1	8 - Conservation Partnership	1.2
57-2	8 - Conservation Partnership	1.5
58	7 - Residential Access	6.0
59	4 - Natural Resource Conservation	19.7
59A	7 - Residential Access	0.9
60	7 - Residential Access	4.7
61	6 - Recreation	3.1
62	4 - Natural Resource Conservation	3.7
63	3 - Sensitive Resource Management	80.8
64	4 - Natural Resource Conservation	18.7
65	3 - Sensitive Resource Management	3.7
66	4 - Natural Resource Conservation	13.8
66-1	8 - Conservation Partnership	0.5
67	3 - Sensitive Resource Management	14.5
68	7 - Residential Access	5.4
69	4 - Natural Resource Conservation	12.5
69-1	8 - Conservation Partnership	0.2
70	3 - Sensitive Resource Management	4.2
71	4 - Natural Resource Conservation	13.2
71-1	8 - Conservation Partnership	1.2
71-2	8 - Conservation Partnership	0.5
71-3	8 - Conservation Partnership	1.4
71-4	8 - Conservation Partnership	0.5
71-5	8 - Conservation Partnership	0.4
72	3 - Sensitive Resource Management	4.7

**Table 1. Land Use Allocations for the  
Tims Ford Land Management and Disposition Plan**

(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)

<b>Parcel</b>	<b>Proposed Land Use Zone</b>	<b>Acres</b>
73	4 - Natural Resource Conservation	11.7
73-1	8 - Conservation Partnership	0.9
73-2	8 - Conservation Partnership	0.7
<b>73A</b>	<b>6 - Recreation</b>	<b>2.3</b>
74	7 - Residential Access	11.8
75	4 - Natural Resource Conservation	112.0
76	6 - Recreation	131.5
77	4 - Natural Resource Conservation	59.3
77-1	8 - Conservation Partnership	0.2
77-2	8 - Conservation Partnership	1.1
77-3	8 - Conservation Partnership	0.2
78	5 - Industrial/Commercial Development	12.8
79	6 - Recreation	27.6
79A	4 - Natural Resource Conservation	8.3
79B	5 - Industrial/Commercial Development	48.8
80	6 - Recreation	23.7
81	4 - Natural Resource Conservation	18.6
81-1	8 - Conservation Partnership	0.8
82	7 - Residential Access	2.0
83	5 - Industrial/Commercial Development	5.5
84	7 - Residential Access	1.0
84A	7 - Residential Access	2.7
84B	7 - Residential Access	2.1
85	4 - Natural Resource Conservation	8.7
86	4 - Natural Resource Conservation	9.7
86-1	8 - Conservation Partnership	0.2
86-2	8 - Conservation Partnership	1.1
87	7 - Residential Access	3.1

Table 1. Land Use Allocations for the Tims Ford Land Management and Disposition Plan		
(The highlighted parcels were committed early in the land planning process due to existing commitments or sensitive resources)		
Parcel	Proposed Land Use Zone	Acres
88	4 - Natural Resource Conservation	23.5
88-1	8 - Conservation Partnership	0.4
88-2	8 - Conservation Partnership	0.4
89	7 - Residential Access	1.0

In cases where water-use facilities were previously approved by TVA in zones other than 7 (residential access/development) these facilities will be allowed to be maintained at their approved size. However, requests to expand these facilities or to construct additional facilities will not be considered.

The table below gives standard zone definitions for all TVA reservoirs. Some of the described uses in these definitions may not be applicable to Tims Ford. Zones 7 and 8 have been customized to reflect unique contractual agreements applicable only to Tims Ford.

<b>Table 2. Land Use Zone Definitions</b>	
<b>Zone</b>	<b>Definition</b>
<b>Zone 1 Non-TVA/TDEC Shoreland</b>	<p>Shoreland located above summer pool elevation but below the 500-year flood elevation that is subject to Section 26a permitting that TVA or TDEC does not own in fee or land never purchased by TERDA or TVA. TVA and TDEC are not allocating private or other non-project land. This category is provided to assist in comprehensive evaluation of potential environmental impacts of TVA and TDEC's allocation decision. Non-project shoreline includes:</p> <ul style="list-style-type: none"> <li>• <b>Flowage easement land</b>—e.g., privately or publicly owned land where TVA has purchased the right to flood and/or limit structures. Flowage easements are generally purchased to a contour elevation. Shoreline management policy (SMP) guidelines discussed in the definition of Zone 7 apply to the construction of water-use facilities fronting flowage easement residential development. SMP Guidelines addressing land based structures and vegetation management do not apply. (There is no flowage easement on Tims Ford.)</li> <li>• <b>Privately owned reservoir land</b>—Including, but not limited to, residential, industrial/commercial, or agricultural. (There is no privately owned reservoir land below the 500-year flood elevation on Tims Ford.)</li> </ul>
<b>Zone 2 TVA Project Operations</b>	<p>All project land currently used for TVA operations and public works projects includes:</p> <ul style="list-style-type: none"> <li>• <b>Land adjacent to established navigation operations</b>—Locks, lock operations and maintenance facilities, and the navigation workboat dock and bases.</li> <li>• <b>Land used for TVA power projects operations</b>—Generation facilities, switchyards, and transmissions facilities and rights-of-way.</li> <li>• <b>Dam reservation land</b>—Areas used for developed and dispersed recreation, maintenance facilities, Watershed Team offices, research areas, and visitor centers.</li> <li>• <b>Navigation safety harbors/landings</b>—Sites used for tying off commercial barge tows and recreational boats during adverse weather conditions or equipment malfunctions.</li> <li>• <b>Navigation dayboards and beacons</b>—Areas with structures placed on the shoreline to facilitate navigation.</li> <li>• <b>Public works projects</b>—Includes fire halls, public water intakes, and public treatment plants, etc. (These projects are placed in this category as a matter of convenience and may not relate specifically to TVA projects.)</li> <li>• <b>Land planned for any of the above uses in the future.</b></li> </ul>



**Table 2. Land Use Zone Definitions**

Zone	Definition
<b>Zone 3 Sensitive Resource Management</b>	<p>Land managed for protection and enhancement of sensitive resources. Sensitive resources, as defined by TVA and TDEC, include resources protected by state or federal law or executive order and other land features/natural resources TVA and TDEC consider important to the area viewscape or natural environment. Natural resource activities such as hunting, wildlife observation, and camping on undeveloped sites can occur in this zone; but the overriding focus is protecting and enhancing the sensitive resource the site supports. Areas included are:</p> <ul style="list-style-type: none"> <li>• TVA/TDEC-designated sites with potentially <b>significant archeological resources</b>.</li> <li>• Project lands with <b>sites/structures listed on or eligible for listing on the National Register of Historic Places</b>.</li> <li>• <b>Wetlands</b>, i.e., aquatic bed, emergent, forested, and scrub-shrub wetlands as defined by TVA and TDEC.</li> <li>• <b>Project land under easement, lease, or license to other agencies/individuals for resource protection purposes</b>.</li> <li>• <b>Project land fronting land owned by other agencies/individuals</b> for resource protection purposes.</li> <li>• <b>Habitat Protection Areas</b>—These are areas managed by TVA and TDEC to protect populations of species identified as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS), state-listed species, and any unusual or exemplary biological communities/geological features.</li> <li>• <b>Ecological Study Areas</b>—These are designated areas that are suitable for ecological research and environmental education by a recognized authority or agency. Areas typically contain plant or animal populations of scientific interest or are of interest to an educational institution that would utilize the area.</li> <li>• <b>Small Wild Areas</b>—These are areas managed by TVA or TDEC or in cooperation with other public agencies or private conservation organizations to protect exceptional natural, scenic, or aesthetic qualities that can also support dispersed, low-impact types of outdoor recreation.</li> <li>• <b>River corridor with sensitive resources</b>—A river corridor is a linear greenspace along both streambanks of selected tributaries entering a reservoir managed for light boat access at specific sites, riverside trails, and interpretive activities. These areas will be included in Zone 3 when identified sensitive resources are present.</li> <li>• <b>Significant scenic areas</b>—These are areas designated for visual protection because of their unique vistas or particularly scenic qualities.</li> </ul>

**Table 2. Land Use Zone Definitions**

Zone	Definition
<b>Zone 3 Sensitive Resource Management (continued)</b>	<ul style="list-style-type: none"> <li>• <b>Champion tree site</b>—These are designated by TVA or TDEC as sites that contain the largest known individual tree of its species in that state.</li> <li>• <b>Other sensitive ecological areas</b>—Examples of these areas include heron rookeries, nest colonies, and unique cave or karst formations.</li> <li>• <b>Land planned for any of the above uses in the future.</b></li> </ul>
<b>Zone 4 Natural Resource Conservation</b>	<p>Land managed for the enhancement of natural resources for human use and appreciation. Management of resources is the primary focus of this zone. Appropriate activities in this zone include hunting, timber harvest, wildlife observation, and camping on undeveloped sites. Areas included are:</p> <ul style="list-style-type: none"> <li>• <b>Project land under easement, lease, or license</b> to other agencies for wildlife or forest management purposes.</li> <li>• <b>Project land fronting land owned by other agencies</b> for wildlife or forest management purposes.</li> <li>• <b>Project land</b> managed for wildlife or forest management purposes.</li> <li>• <b>Informal recreation areas</b> maintained for passive, dispersed recreation activities such as hunting, hiking, bird watching, photography, primitive camping, bank fishing, and picnicking.</li> <li>• <b>Shoreline Conservation Areas</b>—Narrow riparian strips of vegetation between the water's edge and TVA/TDEC's backlying property that are managed for wildlife, water quality, or visual qualities.</li> <li>• <b>Wildlife Observation Areas</b>—Areas with unique concentrations of easily observed wildlife that are managed as public wildlife observation areas.</li> <li>• <b>River corridor without sensitive resources present</b>—A river corridor is a linear greenspace along both streambanks of selected tributaries entering a reservoir managed for light boat access at specific sites, riverside trails, and interpretive activities. River corridors will be included in Zone 4 unless sensitive resources are present (see Zone 3).</li> <li>• <b>Islands of 10 acres or less.</b></li> <li>• <b>Land planned for any of the above uses in the future.</b></li> </ul>
<b>Zone 5 Industrial/ Commercial Development</b>	<p>Land managed for economic development purposes. Areas included are:</p> <ul style="list-style-type: none"> <li>• <b>Project land under easement, lease, or license to other agencies/individuals</b> for industrial or commercial purposes.</li> <li>• <b>Project land fronting land owned by other agencies/individuals</b> for industrial or commercial purposes.</li> <li>• <b>Sites planned for future industrial use.</b></li> </ul>

**Table 2. Land Use Zone Definitions**

Zone	Definition
<b>Zone 5 Industrial/ Commercial Development (continued)</b>	<p>Types of development that can occur on this land are:</p> <ul style="list-style-type: none"> <li>• <b>Business parks</b>—Project waterfront land which supports industrial or commercial development.</li> <li>• <b>Industrial access</b>—Access to the waterfront by backlying property owners across TVA property for water intakes, wastewater discharge, or conveyance of commodities (i.e., pipelines, rail, or road). Barge terminals are associated with industrial access corridors.</li> <li>• <b>Barge terminal sites</b>—Public or private facilities used for the transfer, loading, and unloading of commodities between barges and trucks, trains, storage areas, or industrial plants.</li> <li>• <b>Fleeting areas</b>—Sites used by the towing industry to switch barges between tows or barge terminals which have both off-shore and on-shore facilities.</li> <li>• <b>Minor commercial landing</b>—A temporary or intermittent activity that takes place without permanent improvements to the property. These sites can be used for transferring pulpwood, sand, gravel, and other natural resource commodities between barges and trucks.</li> </ul> <p>(Commercial recreation uses, such as marinas and campgrounds, are included in Zone 6.)</p>
<b>Zone 6 Recreation and State Park Expansion</b>	<p>All reservoir land managed for concentrated, active recreation activities that require capital improvement and maintenance, including:</p> <ul style="list-style-type: none"> <li>• <b>Project land under easement, lease, or license to other agencies/individuals</b> for recreational purposes.</li> <li>• <b>Project land fronting land owned by other agencies/individuals</b> for recreational purposes.</li> <li>• <b>Project land developed for recreational purposes</b> such as campgrounds, day use areas, etc.</li> <li>• <b>Project planned for any of the above uses in the future.</b></li> </ul> <p>Types of development that can occur on this land include:</p> <ul style="list-style-type: none"> <li>• <b>Commercial recreation</b>, e.g., marinas, boat docks, resorts, campgrounds, and golf courses.</li> <li>• <b>Public recreation</b>, e.g., local, state and federal parks, and recreation areas.</li> <li>• <b>Greenways</b>—Linear parks located along natural features such as lakes or ridges, or along manmade features including abandoned railways or utility rights-of-way, which link people and resources together.</li> <li>• <b>Water access sites</b>, e.g., boat ramps, courtesy piers, canoe access, fishing piers, vehicle parking areas, picnic areas, trails, toilet facilities, and information kiosks.</li> </ul>

**Table 2. Land Use Zone Definitions**

Zone	Definition
<b>Zone 7 Residential Access or Residential Development</b>	<p><b>Access</b> Project lands where Section 26a applications and other land use approvals for residential shoreline alterations are considered. Requests for residential shoreline alterations are considered on parcels identified in this zone where such use was previously considered and where the proposed use would not conflict with the interests of the general public. Under the Plan, residential access would be categorized based on the presence of navigation restrictions and sensitive ecological resources such as endangered or threatened species, wetlands, and archaeological and historic sites. The categories are: (1) Shoreline Protection*, for shoreline segments that support sensitive ecological resources, such as federally-listed threatened or endangered species, high priority state-listed species, wetlands with high function and value, archaeological or historical sites of national significance, or which contain navigation restrictions; (2) Residential Shoreline Mitigation, for shoreline segments where resource conditions or navigation conditions would require special analysis and perhaps specific mitigation measures, or where additional data are needed; and (3) Managed Residential Shoreline, where no known sensitive resources exist. Types of development/management that could occur on this land are:</p> <ul style="list-style-type: none"> <li>• <b>Residential water-use facilities</b>, e.g., docks, piers, launching ramps/driveways, marine railways, boathouses, enclosed storage space, and nonpotable water intakes.</li> <li>• <b>Residential access corridors</b>, e.g., pathways, wooden steps, walkways, or mulched paths which can include portable picnic tables and utility lines.</li> <li>• <b>Shoreline stabilization</b>, e.g., bioengineering and riprap.</li> <li>• <b>Shoreline vegetation management</b> on TVA-owned residential access shoreland.</li> <li>• <b>Conservation partnership easements</b> for protection of the shoreline.</li> <li>• <b>Other activities</b>, e.g., fill, excavation, grading, etc.</li> </ul> <p>*Docks and other shoreline development are not permitted on land that is verified as Shoreline Protection subsequent to TVA review.</p> <p><b>Residential Development</b> Project lands available from TDEC for residential development. TVA will retain a 50-foot buffer above the 895-foot contour fronting this land to benefit water quality, shoreline habitat, and shoreline aesthetics while minimizing shoreline erosion. Only community water-use facilities may be considered. Requests for community water-use facilities must be submitted to TVA for Section 26a review either by a developer (provided lots have not been sold) or by a state-chartered home owners association. Under the Plan, shoreline fronting residential development would be categorized based on the presence of navigation restrictions and sensitive ecological resources</p>

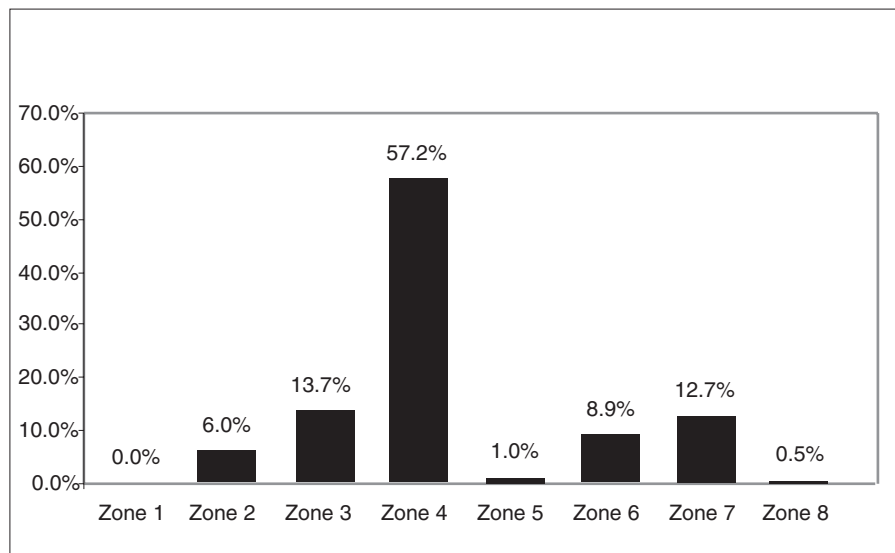
**Table 2. Land Use Zone Definitions**

Zone	Definition
<b>Zone 7 Residential Access or Residential Development (continued)</b>	<p>such as endangered or threatened species, wetlands, and archaeological and historic sites. The categories are: (1) Shoreline Protection*, for shoreline segments that support sensitive ecological resources, such as federally-listed threatened or endangered species, high priority state-listed species, wetlands with high function and value, archaeological or historical sites of national significance, or which contain navigation restrictions; (2) Residential Shoreline Mitigation, for shoreline segments where resource conditions or navigation conditions would require special analysis and perhaps specific mitigation measures, or where additional data are needed; and (3) Managed Residential Shoreline, where no known sensitive resources exist. Types of development/management that could occur, subject to prior TVA approval are:</p> <ul style="list-style-type: none"> <li>• <b>Community water-use facilities</b>, e.g., docks, boatslips, courtesy piers, launching ramp, and nonpotable water intakes.</li> <li>• <b>Community access corridors</b>, e.g., pathways, wooden steps, walkways, or mulched paths which can include portable picnic tables and utility lines.</li> <li>• <b>Shoreline stabilization</b>, e.g., bioengineering and riprap.</li> <li>• <b>Conservation partnership easements</b> for protection of the shoreline.</li> <li>• <b>Other activities</b>, e.g., fill, excavation, grading, etc.</li> <li>• <b>Vegetation management</b> consistent with SMP on the TVA land.</li> <li>• <b>View corridor management</b> on TVA-owned residential development land as described below: <ul style="list-style-type: none"> <li>– Clearing of trees and other vegetation would be considered to create and maintain a view corridor that could be up to 20 feet wide. The corridor would extend from the common boundary between TVA and the adjacent landowner to the water at normal summer pool.</li> <li>– The view corridor is located in a way that minimizes removal of trees or other vegetation with high quality wildlife value on TVA land.</li> <li>– Grass may be planted and mowed within the view corridor.</li> <li>– Stone, brick, mulch or wooden paths, walkways, and/or steps are allowed within an approved view corridor.</li> <li>– Within the view corridor, clearing of understory plants specified by TVA (such as poison ivy, Japanese honeysuckle, kudzu) would be considered.</li> <li>– Planting of native trees, shrubs, wildflowers, and ground covers would be allowed to improve or enhance the vegetative cover.</li> <li>– Pruning of side limbs of trees to enhance the view of the lake would be considered within the view corridor.</li> <li>– Application of fertilizers and herbicides would not be allowed within 50 feet of the normal summer pool.</li> </ul> </li> </ul> <p>*Docks and other shoreline development are not permitted on land that is verified as Shoreline Protection subsequent to TVA review.</p>

**Table 2. Land Use Zone Definitions**

Zone	Definition
<b>Zone 8 Conservation Partnership</b>	<p>Narrow strips of public shoreland that could be used to help establish a wider shoreline buffer zone to benefit the environment. This would be accomplished through establishment of conservation partnerships with adjacent private property owners resulting in conservation partnership easements. Increasing the shoreline buffer area would benefit water quality, shoreline habitat, and shoreline aesthetics while reducing shoreline erosion.</p> <p>To ensure long-term maintenance and enhancement of the riparian zone, a 100-foot-deep conservation partnership easement (from the 895-foot contour) consisting of TVA and privately owned land would be conveyed to TVA from the Shoreline Protection Partners in exchange for TVA consideration of requests for limited community water-use facilities on public land. The easement would run with the land making the subsequent sale of the private property containing the shoreline buffer subject to TVA's easement interest in the land as long as a Section 26a permit for a water-use facility exists. The shoreline protection easement will be recorded at the county courthouse.</p> <p>This area would have harbor limits established consistent with SMP and could contain, depending on site restrictions, facilities associated with a community dock. A maximum of 2000 square-foot (footprint) of facility (dock) area would be allowed. The facility would be located in such a manner as to avoid any sensitive areas if identified during the Section 26a review process. Examples of community facilities/activities that could be considered in Zone 8 are:</p> <ul style="list-style-type: none"> <li>• courtesy pier</li> <li>• boatslip</li> <li>• dock</li> <li>• shoreline stabilization where needed to reduce erosion (such as bioengineering and riprap)</li> </ul>

**Figure 1. Tims Ford Reservoir Land Management and Disposition Plan  
Percent of Land Allocated by Zone**



- Zone 1 - Non-TVA Land - 0%
- Zone 2 - Project Operations - 6.0%
- Zone 3 - Sensitive Resource Management - 13.7%
- Zone 4 - Natural Resource Conservation - 57.2%
- Zone 5 - Industrial/Commercial - 1.0%
- Zone 6 - Recreation - State Park Expansion - 8.9%
- Zone 7 - Residential Access - Residential Development - 12.7%
- Zone 8 - Conservation Partnership - 0.5%

